

# COUNTY OF YORK

## MEMORANDUM

**DATE:** July 7, 2005 (BOS Mtg. 7/19/05)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** Boundary Line Adjustment and Conveyance of a Portion of the County Owned Property Located at 210 Bacon Street

As the Board is aware, as part of the 2003 land exchange agreement with the National Park Service, ownership of a .25-acre parcel located at 210 Bacon Street was conveyed to the County. This parcel is depicted on the attached maps. It is basically a "half" lot relative to the size of most lots in Yorktown but, unlike other lots that have been split in half, this one was divided into front and back halves rather than side-by-side halves. Richard Elliott, the abutting property owner to the south, owns the half lot located behind the County's parcel. The County-owned parcel is 164 feet wide, but only 65 feet deep.

The parcel was conveyed to the County by the Park Service with the idea that the County would eventually make it available for purchase by a private party interested in residential development. However, in staff's opinion, the viability for residential development of the County parcel would be enhanced considerably if it were configured in a standard fashion (i.e., with the dividing line running perpendicular to the street) so that its depth is greater than its width. Although the lot is conceivably buildable under the flexibility in setback and yard dimensions offered by the YVA District regulations, the 65-foot depth would be limit design options and could impact compatibility with surrounding residential uses.

As a result of these constraints and design issues, staff has had discussions with the owners of the adjacent property, the Elliotts, who have indicated a willingness to execute a boundary line adjustment between their parcel and the County parcel, the effect of which would be to configure both lots in a standard alignment so that each runs generally perpendicular to Bacon Street (see attached maps). To accomplish this, it is proposed that approximately 5,540 square feet of the southerly portion of the County parcel be exchanged for approximately 5,540 square feet of the northerly portion of the Elliott parcel. The end result would yield two parcels, both being approximately 82 feet wide and 131 feet deep and having an area of approximately 10,635 square feet.

Since it involves the disposition and conveyance of publicly owned property, this proposal has been advertised for public hearing in accordance with the terms of Section 15.2-1800 of the Code of Virginia. Assuming approval subsequent to the public hearing, and once the boundary line adjustment plat is approved and recorded and the properties

exchanged, the Board will be in a position to consider the marketing and sale of the reconfigured County-owned lot.

The attached proposed resolution will authorize the County Administrator to execute the documents necessary to implement this property line adjustment and land exchange. I recommend its adoption.

Carter/3337

Attachment:

- Maps depicting current and proposed property lines
- Proposed Resolution No. R05-130